



PLANNING DEPARTMENT

CITY OF NEWARK

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January 24, 2006

Mr. Herb Inden
Planning Program Manager
Office of State Planning
Thomas Collins Building, Ste. 5
540 S. DuPont Highway
Dover, DE 19901

Dear Herb:

As you know, at its December 12, 2005 meeting City of Newark Council voted to not approve an amendment to the Newark Adjacent Areas Land Use Plan portion of the Newark Comprehensive Plan that would have added single family and multifamily residential uses to the City's "Planning Area 2." Subsequently, at its meeting of January 23, 2006, City Council approved a request from the developer of the "Villas of Twin Lakes" (the project associated with the Comprehensive Plan amendment) to schedule at a future Council meeting the reconsideration of a revised Comprehensive Plan amendment with a new "planning area" that would not include the Stine Haskell DuPont site and nearby parcels. As part of Council's discussion of this matter, the Planning Department indicated that we believed that your office would need to review this Comprehensive Plan amendment for your comments since the proposal would be different from that previously reviewed at the State's Comprehensive Plan meeting, held on August 24, 2005, and commented on in State Planning Director Connie Holland's letter of September 9, 2005.

In this regard, therefore, the Planning Department has provided for the Office of State Planning Coordination's consideration revised Newark Adjacent Areas Land Use Plan Planning Area 2 maps, land use recommendations and description sheets pages showing the Planning Area separated into two new sections – Planning Areas 2A and 2B. Under this proposal, Planning Area 2A would replicate the original Planning Area 2 in terms of land use with the areas specified in the plan to include primarily the Stine Haskell DuPont Company property, nearby adjacent properties on Elkton Road, and the Newark Freezer Plant site. Planning Area 2B would encompass the old Iron Hill Lumber site as well as land opposite this property on the west side of Elkton Road. The Planning Area 2B land use would reflect the originally proposed addition of "single family residential (medium density)" and "multifamily residential" as well as the continuation of the previous uses suggested for these locations.

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Please note, in addition, as part of the discussion of this matter at its January 23rd meeting, Council members requested that the State consider as part of its review the importance of providing additional housing for older Newarkers within our community.

In any case, please let me know if you need additional information or have any questions about this proposed Adjacent Areas Land Use Plan Comprehensive Plan amendment.

Sincerely,



Roy H. Lopata
Planning Director

RHL/ed

cc: Maureen Feeney Roser, Assistant Planning Director
Michael Fortner, Planner

PLANNING AREA NO. TWO B

Recommended Uses:

- COMMERCIAL (AUTO-ORIENTED)
- MANUFACTURING/OFFICE RESEARCH
- SINGLE FAMILY RESIDENTIAL (MEDIUM DENSITY)
- MULTI-FAMILY RESIDENTIAL (MEDIUM TO HIGH DENSITY)
- STREAM VALLEY

Location:

Along Elkton Road to
Maryland line

Existing Uses:

- Commercial
- Residential
- Iron Hill Lumber Site
- Stream Valley

Special Conditions Affecting

Development:

- Increasing Traffic Volumes on Elkton Road
- Potential for Newark/Elkton Transit
- Gateway to City

Previous Plan:

- Commercial
- Industrial
- Office Research
- Stream Valley

Rationale For Recommended Uses:

- Developed and Developing as Proposed
- Good Access to Turnpike
- Additional Commercial Development Should be Closely Regulated to Minimize Traffic Impact
- Residential with appropriate safeguards For Community, Environment and Traffic Flow
- Other Uses Appropriately Designed May be Considered, Taking into Account Site and Environmental Conditions

Generalized Current County Zoning:

- Industrial
- Single-Family

PLANNING AREA NO. TWO B

Recommended Uses:

- COMMERCIAL (AUTO-ORIENTED)
- MANUFACTURING/OFFICE RESEARCH
- SINGLE FAMILY RESIDENTIAL (MEDIUM DENSITY)
- MULTI-FAMILY RESIDENTIAL (MEDIUM TO HIGH DENSITY)
- STREAM VALLEY

Location:

Along Elkton Road to
Maryland line

Existing Uses:

- Commercial
- Residential
- Iron Hill Lumber Site
- Stream Valley

Special Conditions Affecting

Development:

- Increasing Traffic Volumes on Elkton Road
- Potential for Newark/Elkton Transit
- Gateway to City

Previous Plan:

- Commercial
- Industrial
- Office Research
- Stream Valley

Rationale For Recommended Uses:

- Developed and Developing as Proposed
- Good Access to Turnpike
- Additional Commercial Development Should be Closely Regulated to Minimize Traffic Impact
- Residential with appropriate safeguards For Community, Environment and Traffic Flow
- Other Uses Appropriately Designed May be Considered, Taking into Account Site and Environmental Conditions

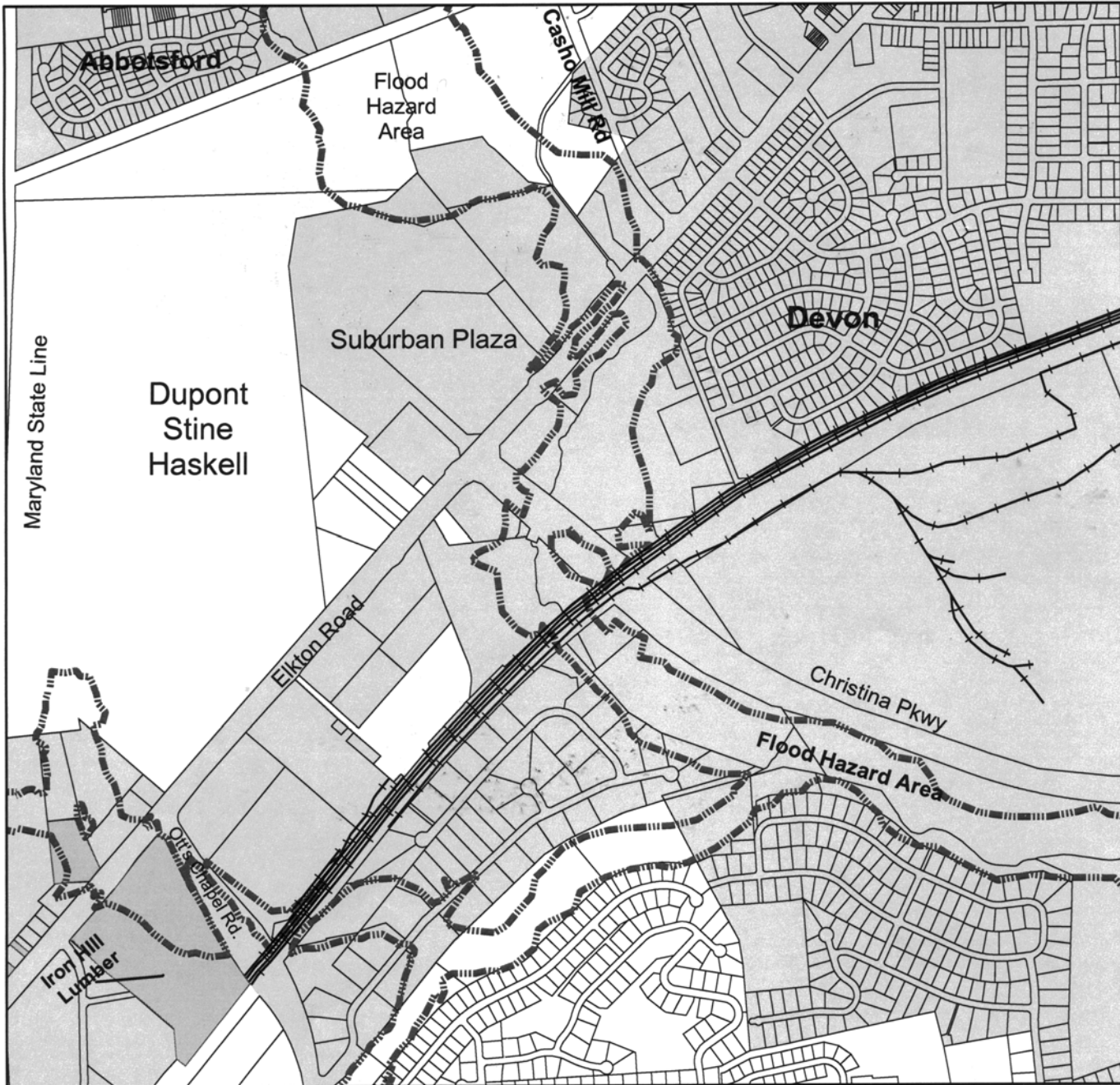
Generalized Current County Zoning:

- Industrial
- Single-Family



Figure 2: Planning Area Two "B"

0 500 1,000 2,000 3,000 4,000 Feet



- Planning Area Two "B"
- Railroad
- Flood Hazard Area
- City Boundary

PLANNING AREA NO. TWO A

Recommended Uses:

- COMMERCIAL (AUTO-ORIENTED)
- MANUFACTURING/OFFICE RESEARCH
- STREAM VALLEY

Location:

Along Elkton Road to
Maryland line

Existing Uses:

- Commercial
- DuPont - Stine Labs

Special Conditions Affecting

Development:

- Increasing Traffic Volumes on
Elkton Road
- Potential for Newark/Elkton Transit
- Gateway to City

Previous Plan:

- Commercial
- Industrial
- Office Research
- Stream Valley

Rationale For Recommended Uses:

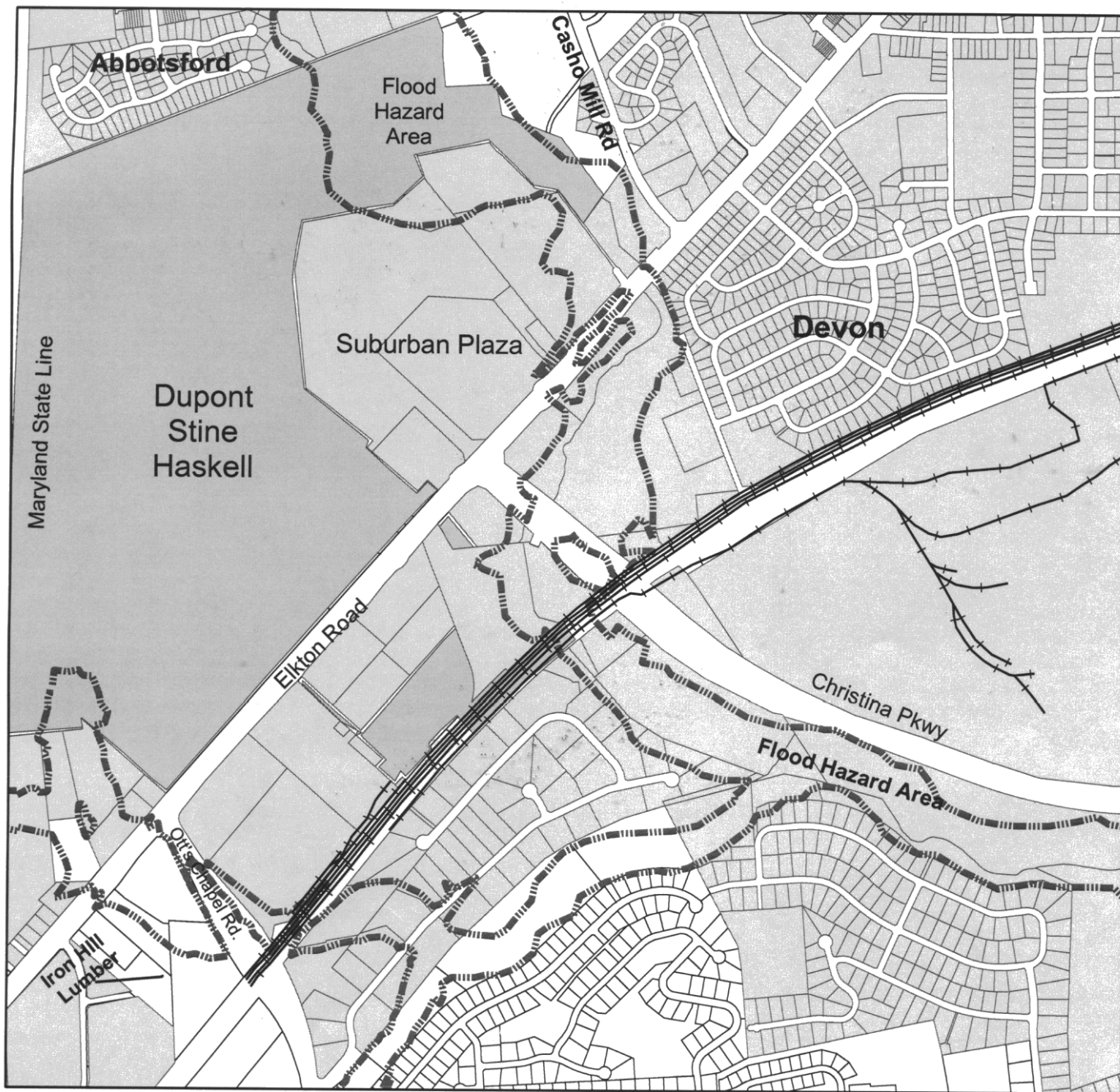
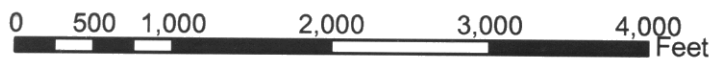
- Developed and Developing as Proposed
- Good Access to Turnpike
- Additional Commercial Development
Should be Closely Regulated to
Minimize Traffic Impact
- Other Uses Appropriately Designed
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



Generalized Current County Zoning:

- Industrial
- Neighborhood Commercial



Figure 2: Planning Area Two "A"



-  Planning Area Two "A"
-  Railroad
-  Flood Hazard Area
-  City Boundary